

ORDINANCE NO. 15,683

AN ORDINANCE to amend the Official Zoning Map of the City of Des Moines, Iowa, set forth in Section 134-277 of the Municipal Code of the City of Des Moines, Iowa, 2000, by rezoning and changing the district classification of certain property located in the vicinity of the 4701 Block of Southwest 63rd Street from the Limited “C-2” General Retail and Highway-Oriented Commercial District to Limited “M- 1” Light Industrial District classification.

Be It Ordained by the City Council of the City of Des Moines, Iowa:

Section 1. That the Official Zoning Map of the City of Des Moines, Iowa, set forth in Section 134-277 of the Municipal Code of the City of Des Moines, Iowa, 2000, be and the same is hereby amended by rezoning and changing the district classification of certain property located in the vicinity of the 4701 block of Southwest 63rd Street, more fully described as follows, from the Limited “C-2” General Retail and Highway-Oriented Commercial District to Limited “M- 1” Light Industrial District classification:

OUTLOTS X AND Y IN AIRPORT INDUSTRIAL PARK PLAT 2, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY.

Section 2. That this ordinance and the zoning granted by the terms hereof are subject to the following imposed additional conditions which have been agreed to and accepted by execution of an Acceptance of Rezoning Ordinance by all owners of said property and are binding upon the owners and their successors, heirs, and assigns as follows:

- (1) Overhead doors shall not face Iowa Highway 28 or any residentially developed property unless screened by another building or by earthen berms and landscaping materials.
- (2) Provision of landscaping in accordance with the City’s standards for “C-2” Districts.
- (3) No portion of the property within 50 feet of the public Rights-Of-Way or adjoining residentially zoned property may be used for the outside storage of materials, trailers or equipment. Any area used for the outside storage of materials or equipment shall be paved and screened from public street views and residential development by an architectural screening panel system or fencing/landscaping as approved by the Commission or Planning Administrator.

- (4) The public street facades of any building or portion thereof located within the Property which is not blocked from view by other structures or landscaping shall be construed using exterior materials that are predominately glass, brick, masonry, architectural steel panels and other durable materials. No Exterior Insulations and Finish System (“EIFS”) shall be used below an elevation of 6 feet above grade on such facades.
- (5) Compliance with all recommendations of the traffic study as part of any submitted subdivision or site plan.
- (6) Any site plan for development shall be reviewed by the Plan and Zoning Commission.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Section 4. That the City Clerk is hereby authorized and directed to cause certified copies of the Acceptance of Rezoning Ordinance, this ordinance, vicinity map and proof of publication of this ordinance to be properly filed in the office of the County Recorder of the county in which the subject property is located.

FORM APPROVED:

Glenna K. Frank, Assistant City Attorney

T. M. Franklin Cownie, Mayor

Attest:

I, Diane Rauh, City Clerk of the City of Des Moines, Iowa, hereby certify that the above and foregoing is a true copy of an ordinance (Roll Call No. 18-1188), passed by the City Council of said City at a meeting held July 9, 2018 signed by the Mayor on July 9, 2018 and published and provided by law in the Business Record on July 27, 2018. Authorized by Publication Order No. 10421.

Diane Rauh, City Clerk

